

Photo 3

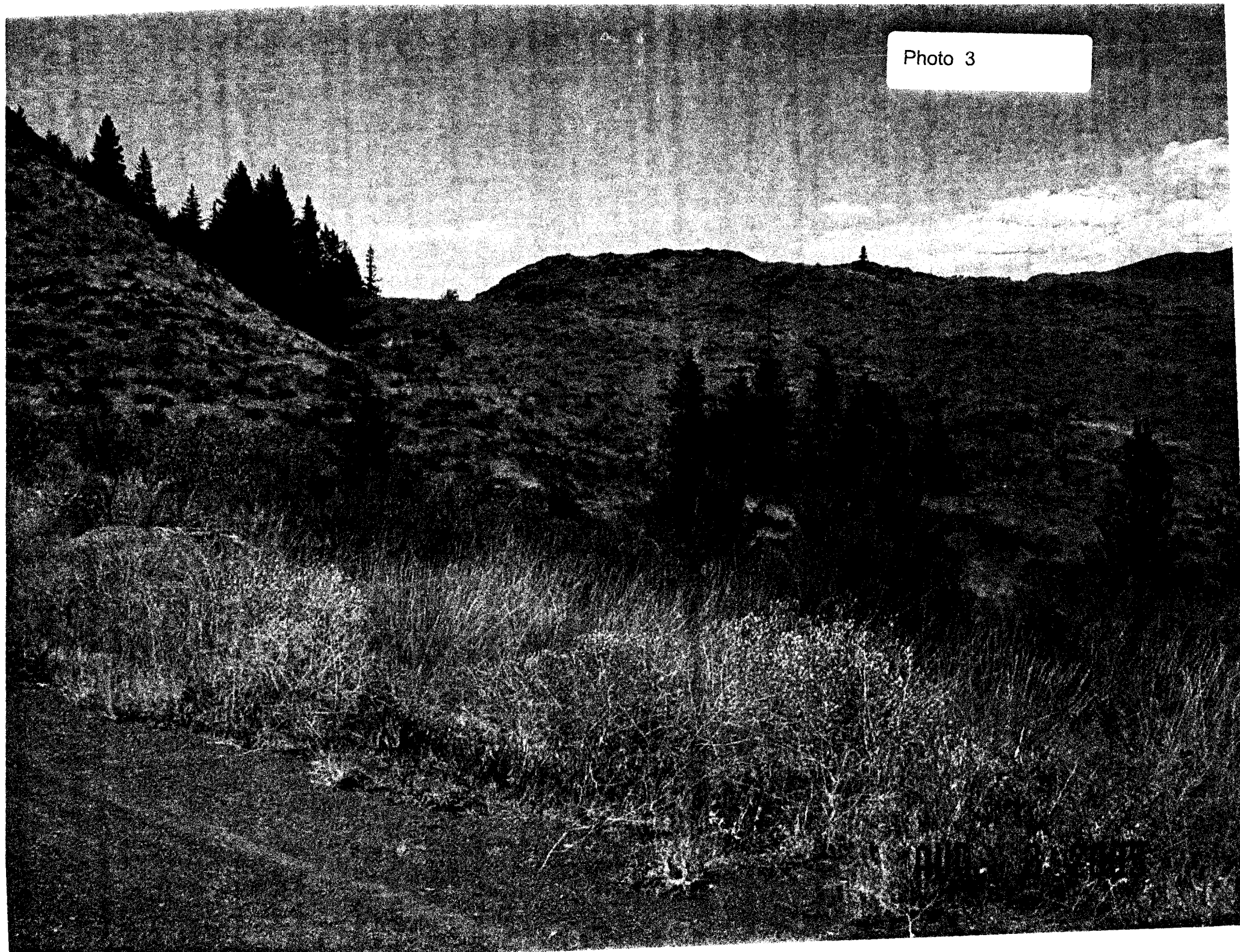
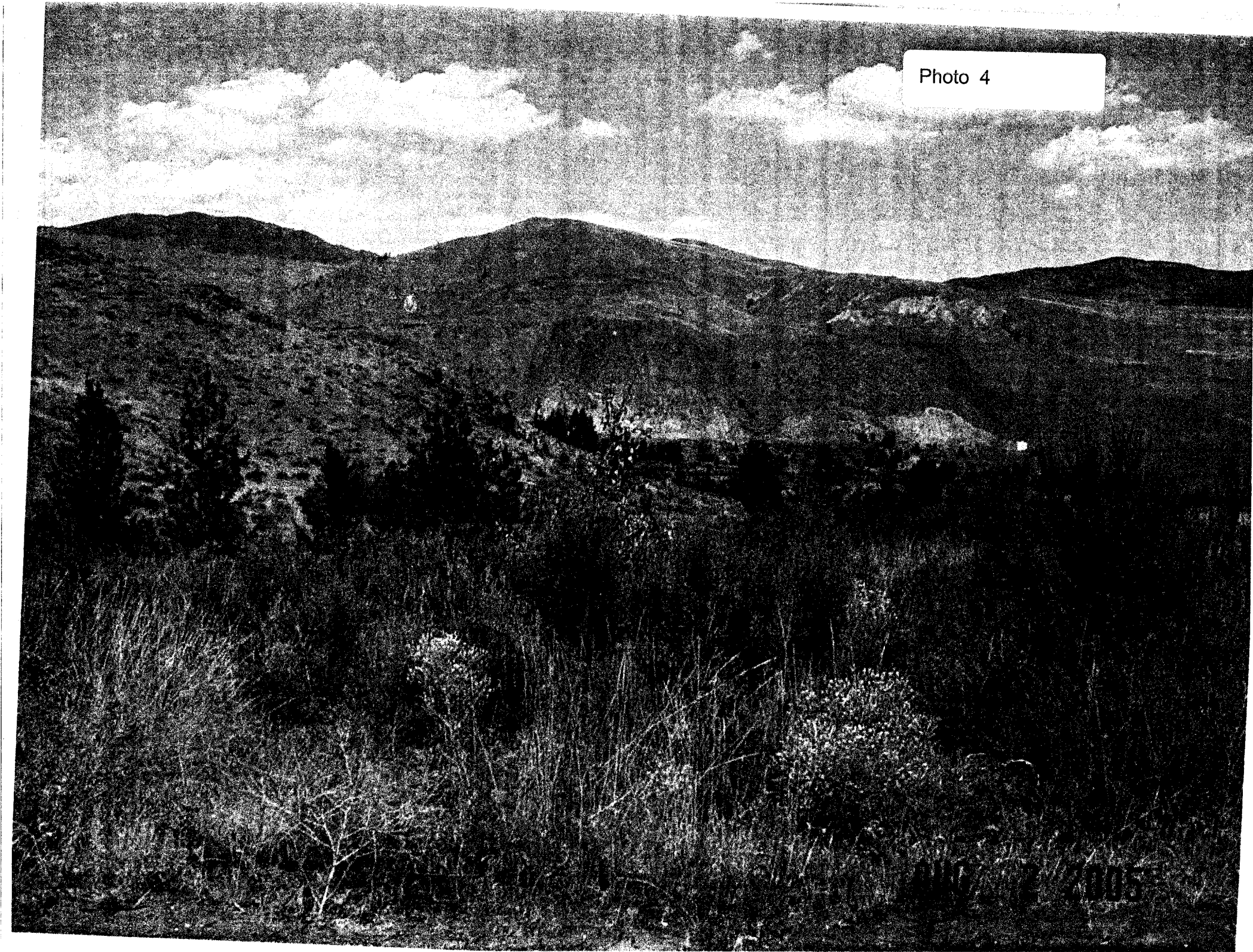


Photo 4



Aug 2 2005

Photo 5

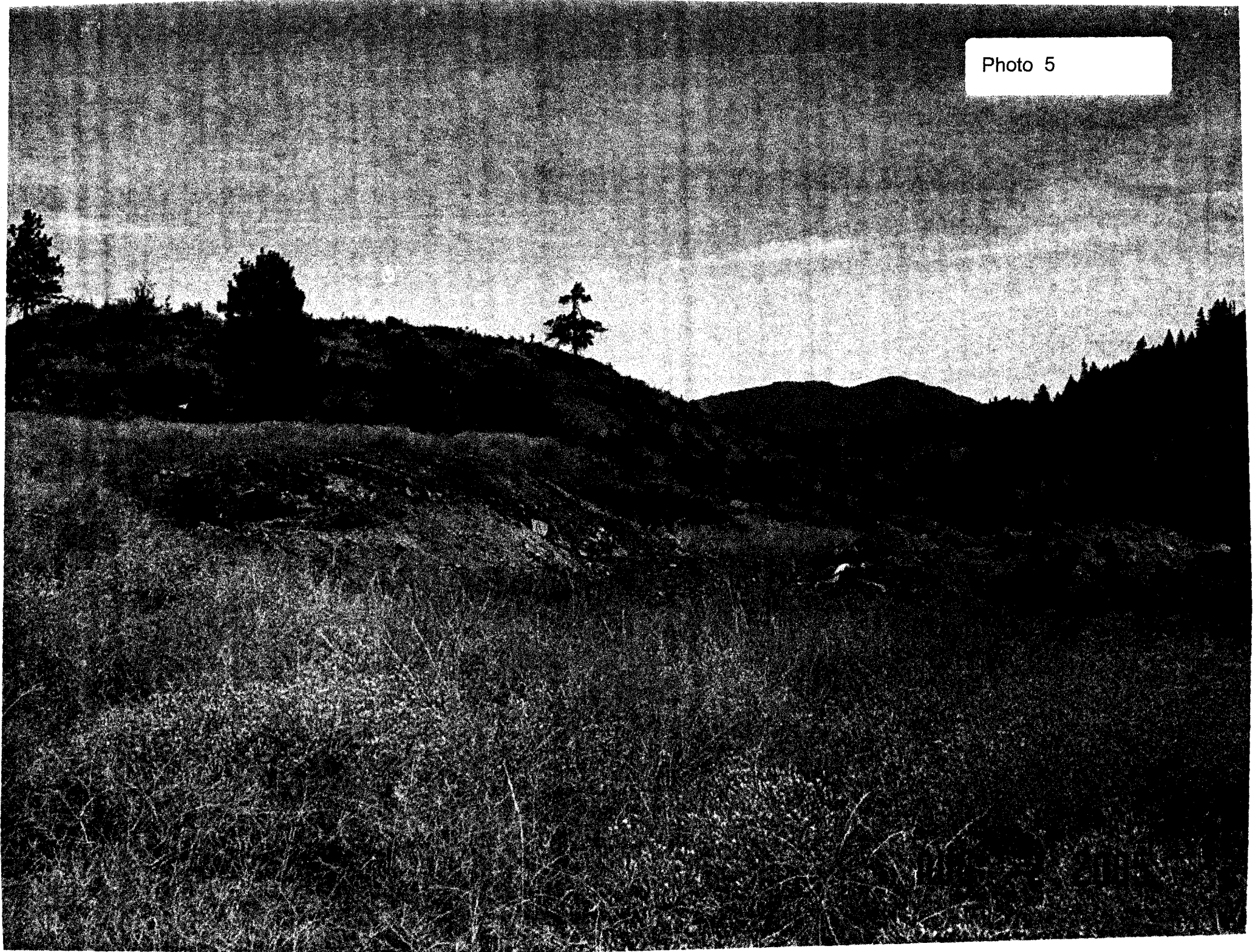
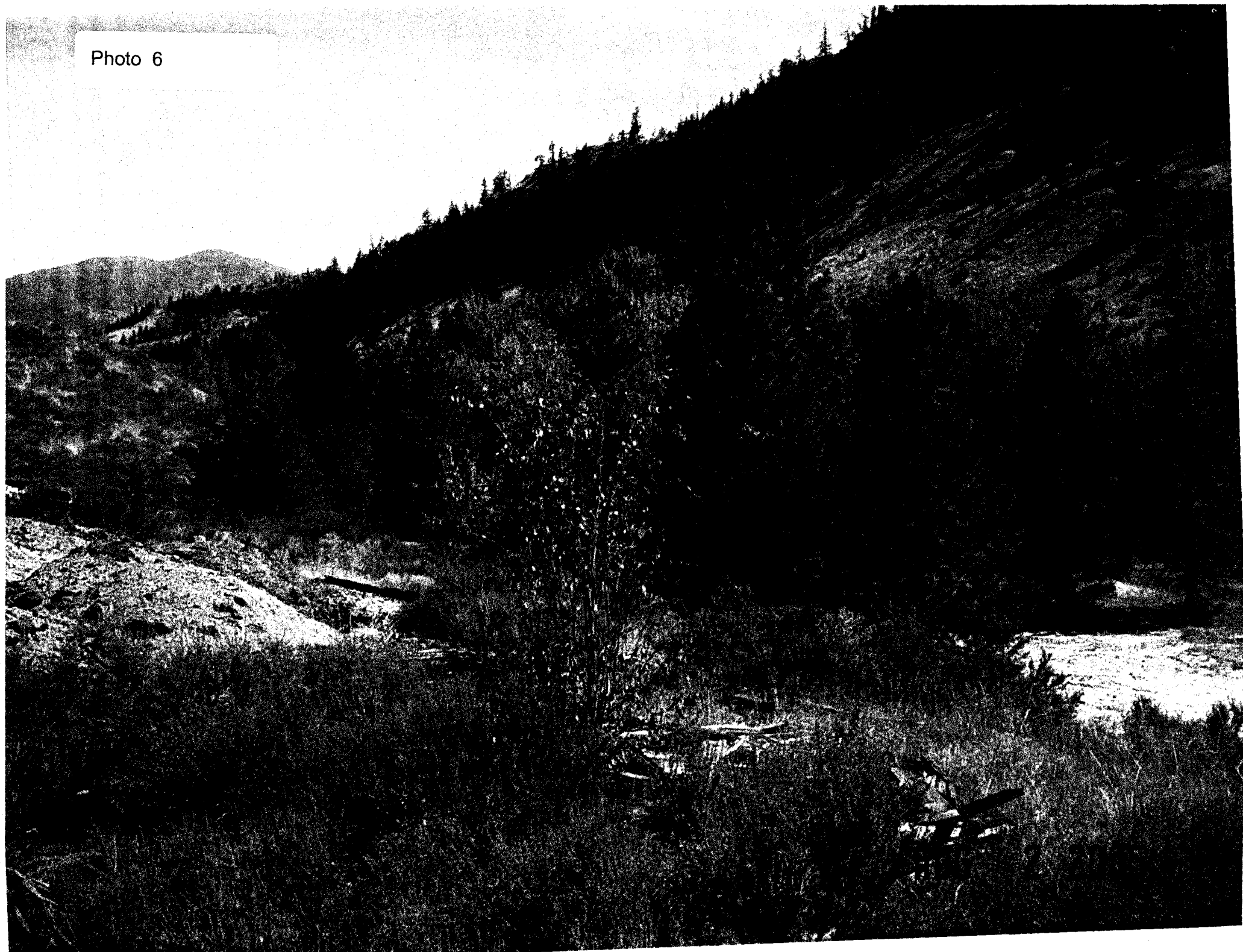
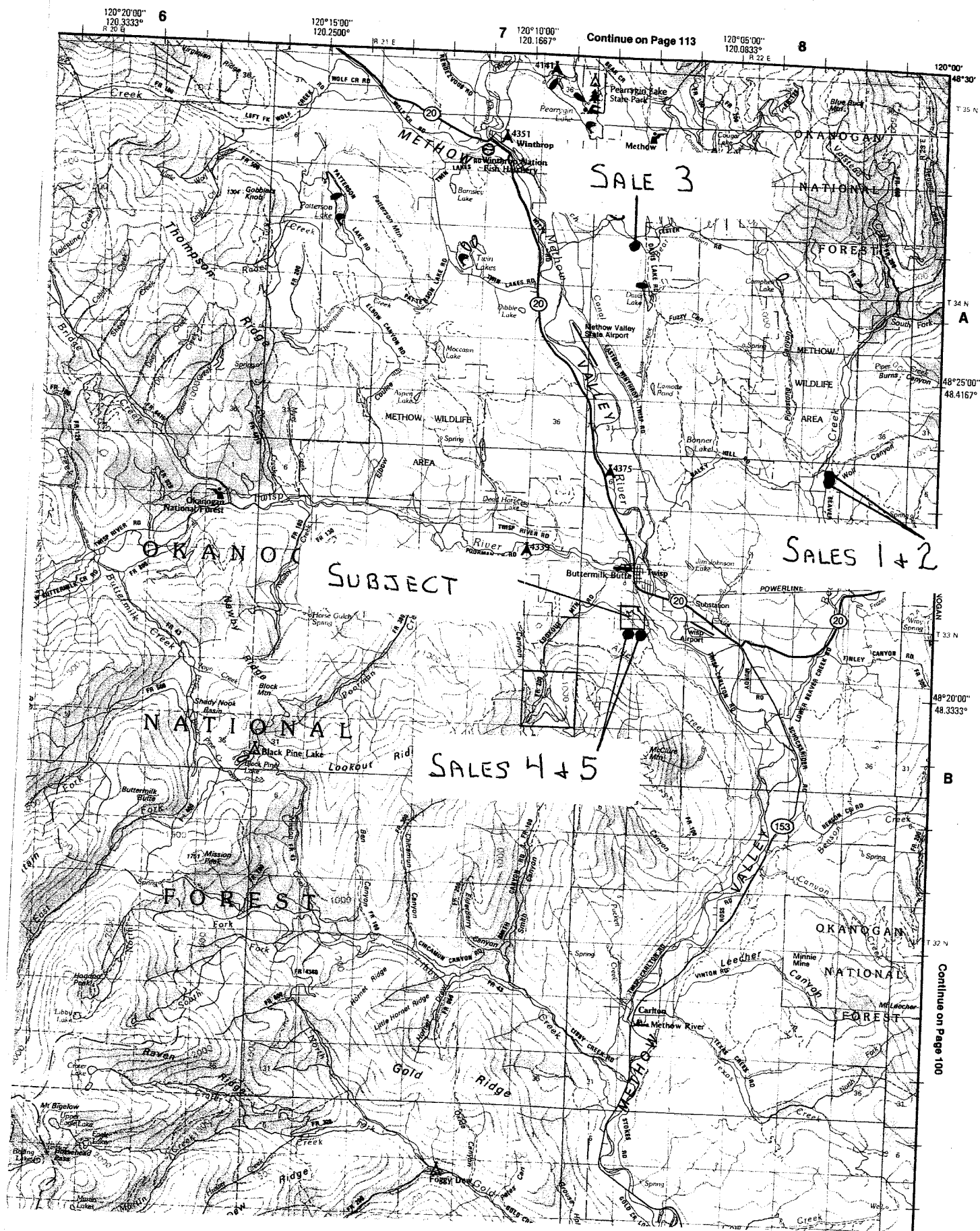


Photo 6



COMPARABLE SALES

COMPARABLE SALES VICINITY MAP



SALE DATA AND ANALYSISSALE NUMBER: 1

State: WA County: OKANOGAN
Grantor: STEVEN GOLDING
Grantee: WILLIAM SCHEIDT & MELODY MEYER, 6321 SWANYE DR NE, OLYMPIA, WA
Date: 2/21/05 Instrument: SWD Recorded: 3086018
Consideration in Instrument: \$10 & OTHER
Actual Consideration: \$90,000 Date of Verification: 8/29/05
Authority for Consideration: COUNTY RECORDS and Mr. Scheidt
Conditions of Sale: CASH TO SELLER
Assessors Parcel Number: 3322020023
Assessed Value Land: \$82,300
Assessed Value Improvements: \$3,000
Total Assessed Value: \$85,300
USGS Quad Map: _____ Note Following Pages for Map/Photo

Legal Description:

TAX #23 (Portion of SW/4NE/4 East of Road), Sec 02, T33N, R22E, Okanogan County, WA.
Together with easements for ingress, egress and utilities.

<u>Property Type</u>	<u>Acres</u>	<u>Price</u>	<u>Pr/Ac</u>
Land: <i>Rural Residential Acreage</i>	37.67	90,000	2,389
Improvements: <i>Newer domestic well</i>		0	
Total	37.67	90,000	2,389

LOCATION: Approximately 4 miles northeasterly of Twisp, WA.

NEIGHBORHOOD: Rural neighborhood. Low density.

ACCESS: Direct off of county road.

UTILITIES: None developed on property at time of purchase. Available at county road.

WATER: Had newer drilled domestic well at time of purchase. Buyer said this is not a good well, it produces very little water, and gave no value to it at time of purchase. No surface. Has an old irrigation flume easement across property next to road, apparently no longer used.

TERRAIN: Slopes up moderately to the east. Almost all of property is useable.

VEGETATION: Grass and weeds. No significant tree cover.

OTHER: Buyer phone number 360-438-6750 (360-493-6264-Work). Mr. Scheidt said they really liked the location of the property being on a quiet road with little traffic, near public lands that are easy to access from their property and almost all of the property being useable. They looked at many properties before buying this one.

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USGS 7 km NE of Twisp, Washington, United States 01 Jul 1969

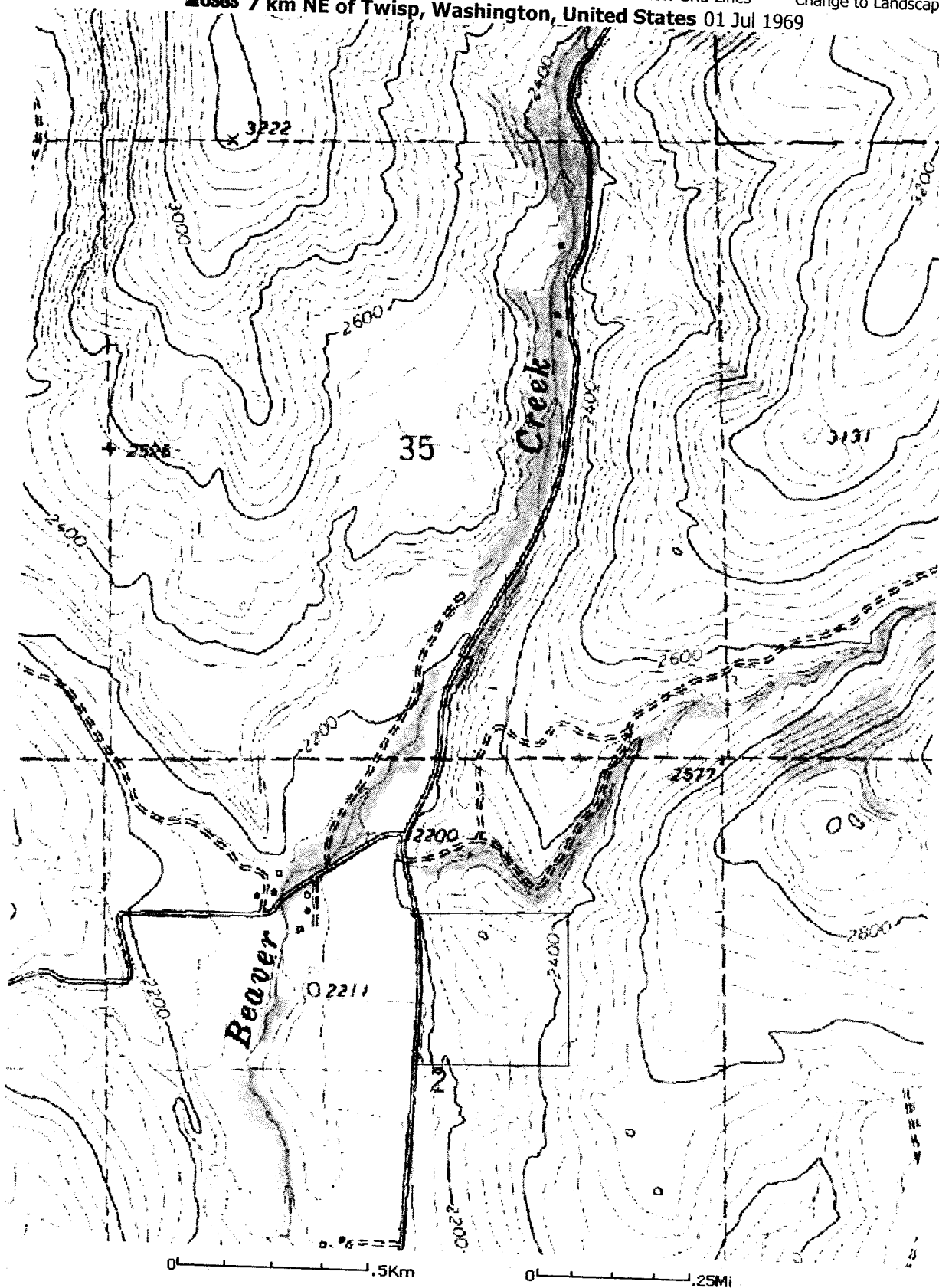
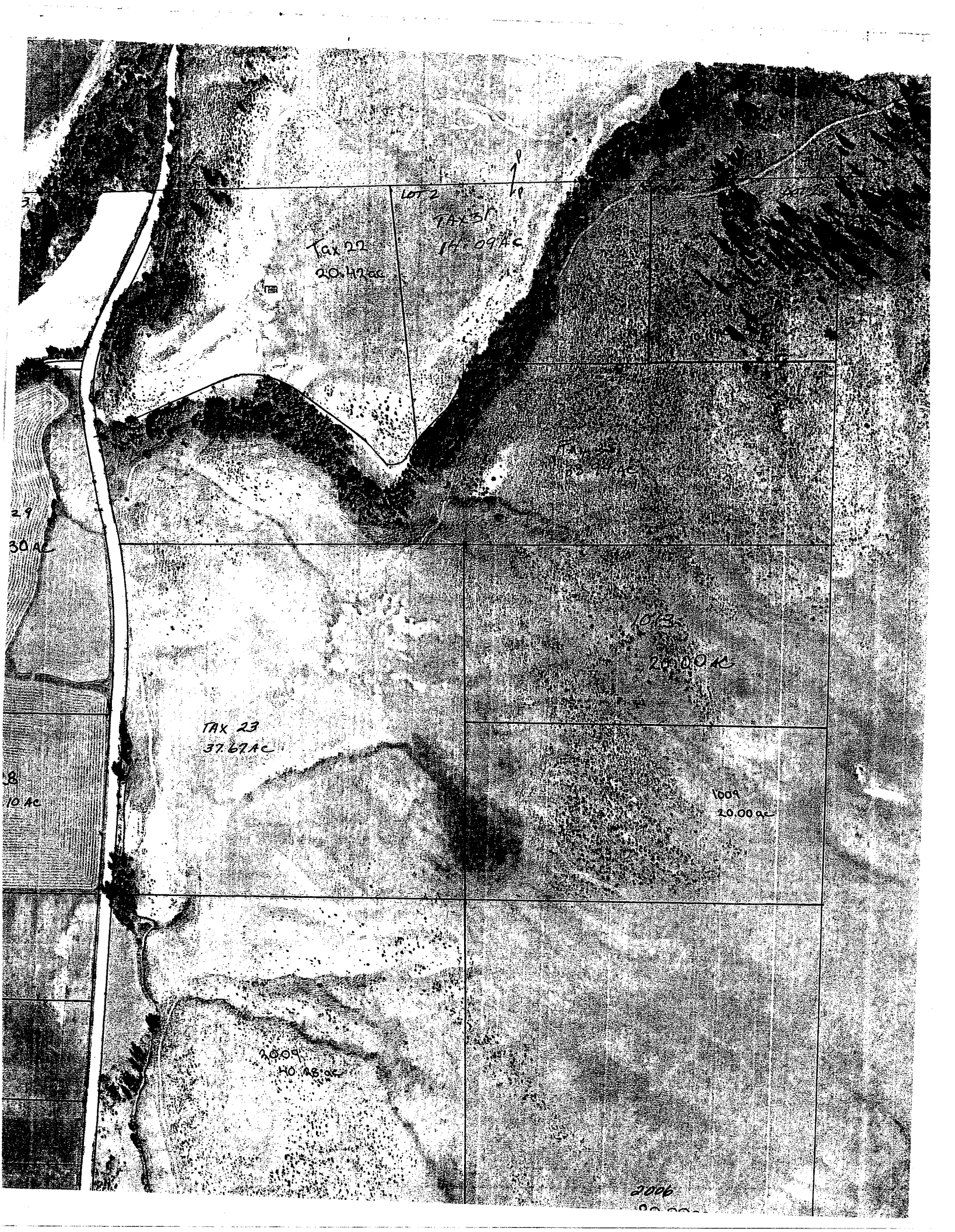


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Tax 22
20.42 ac

LOT 2
TAX 21
14.09 ac

TAX 20
20.00 ac

1013
20.00 ac

TAX 23
37.67 ac

1009
20.00 ac

2009
40.48 ac

2006
20.00 ac

29
30 ac

8
10 ac

SALE DATA AND ANALYSISSALE NUMBER: 2

State: WA County: OKANOGAN
Grantor: Wolf Canyon Ranch Inc.
Grantee: Christian Hopkins & Laurie Fry, Winthrop, WA
Date: 2/21/05 Instrument: REC Recorded: 3086055
Consideration in Instrument: \$95,000
Actual Consideration: \$95,000 Date of Verification: 8/29/05
Authority for Consideration: COUNTY RECORDS
Conditions of Sale: \$35,000 Dwn, \$60,000 @ 7.5% to Feb. 2020, \$555.94/mo
Assessors Parcel Number: 3322020035
Assessed Value Land: \$87,900
Assessed Value Improvements: \$0
Total Assessed Value: \$87,900
USGS Quad Map: _____ Note Following Pages for Map/Photo
Legal Description:

TAX #35 (Portion of Lots 1 & 2), Sec 02, T33N, R22E, Okanogan County, WA. (Portion of SW/4NE/4 of Sec 02, lying easterly of county road right-of-way #1637 (Beaver Creek Road)).

<u>Property Type</u>	<u>Acres</u>	<u>Price</u>	<u>Pr/Ac</u>
Land: <i>Rural Residential Acreage</i>	33.94	95,000	2,799
Improvements: None			0
Total	33.94	95,000	2,799

LOCATION: Approximately 4 miles northeasterly of Twisp, WA.

NEIGHBORHOOD: Rural neighborhood. Low density.

ACCESS: Direct off of county road.

UTILITIES: None developed on property. Utilities readily available at county road.

WATER: No developed domestic. Has small seasonal type stream at north boundary.

TERRAIN: Slopes up moderately to the south and east. Some steeper portions.

VEGETATION: Grass and weeds. No significant tree cover. Some trees and brush along edge of stream.

OTHER: Buyers phone number is (509)996-2645. Contacted Laurie Fry however she was not willing to talk about sale. Unable to contact Christian Hopkins.

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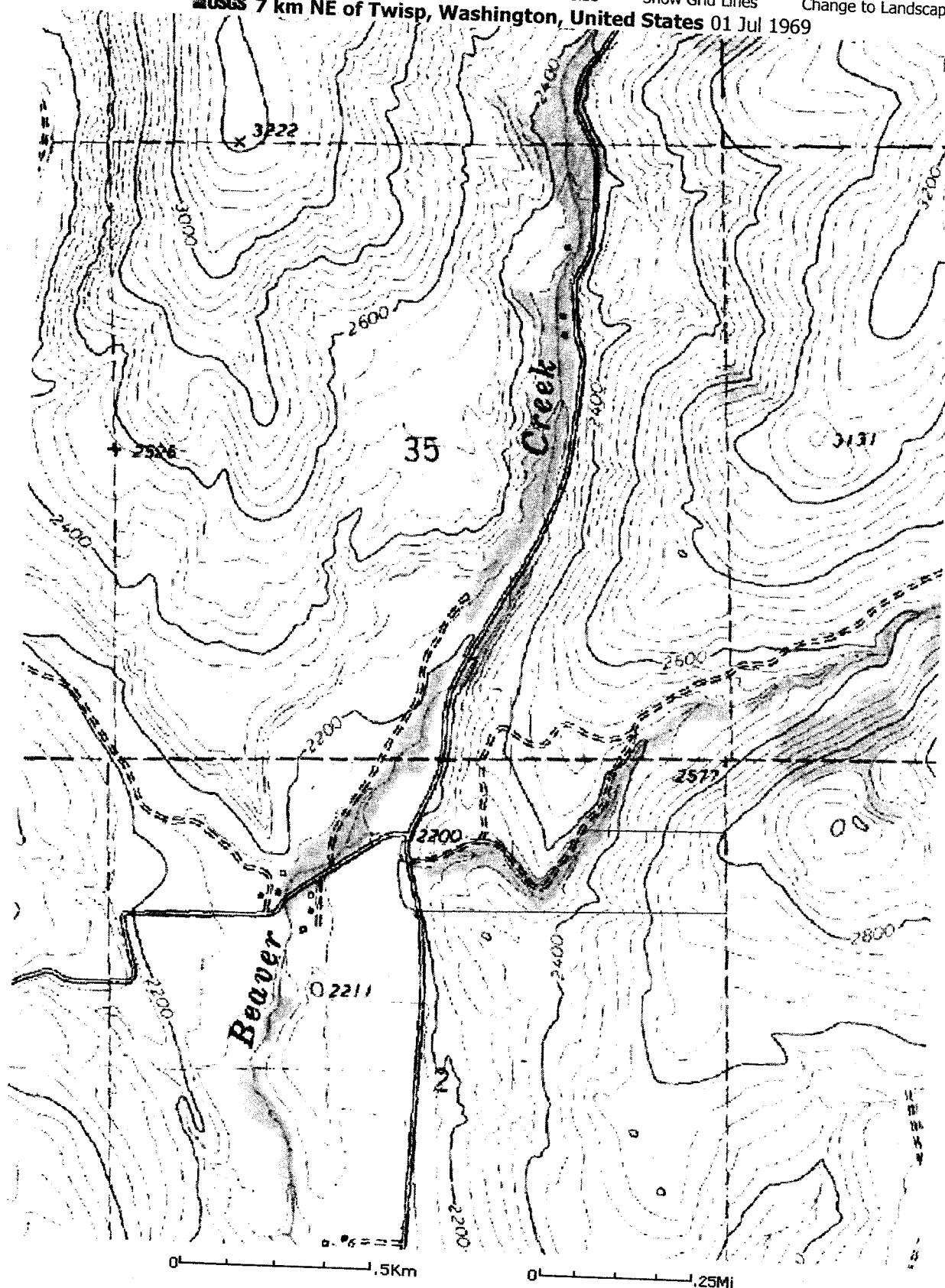
USGS 7 km NE of Twisp, Washington, United States 01 Jul 1969

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